



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-109042-25

In the matter of: 106, 780 ELM ST
PORT COLBORNE ON L3K4R4

Between: 7869908 CANADA INC
David Shainhouse Landlords

And

Brandon Hood Tenant

7869908 CANADA INC and David Shainhouse (the 'Landlords') applied for an order to terminate the tenancy and evict Brandon Hood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement in advance of their hearing date.

The Landlord David Shainhouse and the Tenant participated in a mediation videoconference on February 9, 2026. The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that although the monthly rent is due on the 1st day of each month, the monthly rent will be payable on the 20th day of each month for the period of February 2026 to August 2026.
2. The parties agree that commencing September 1, 2026, the monthly rent will be due and payable on the 1st day of each month, in accordance with the lease agreement.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,480.52 which represents arrears of rent (\$4,294.52) plus the application filing fee (\$186.00) for the period ending February 19, 2026.
2. The parties consented to make bi-weekly installments commencing on February 18, 2026, until the arrears are paid in full. Based on my post-mediation review of the payment dates,

the payment plan in this order correctly reflects the agreement between the parties. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before February 18, 2026	\$250.00
On or before March 4, 2026	\$250.00
On or before March 18, 2026	\$250.00
On or before April 1, 2026	\$250.00
On or before April 15, 2026	\$250.00
On or before April 29, 2026	\$250.00
On or before May 13, 2026	\$250.00
On or before May 27, 2026	\$250.00
On or before June 10, 2026	\$250.00
On or before June 24, 2026	\$250.00
On or before July 8, 2026	\$250.00
On or before July 22, 2026	\$250.00
On or before August 5, 2026	\$250.00
On or before August 19, 2026	\$250.00
On or before September 2, 2026	\$250.00
On or before September 16, 2026	\$250.00
On or before September 30, 2026	\$250.00
On or before October 14, 2026	\$230.52

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 20, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the

Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 19, 2026.

February 23, 2026
Date Issued

Sandra Sabourin
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 31, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.